028.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,391,500	/	1,391,500
USE VALUE:	1,391,500	/	1,391,500
ASSESSED:	1,391,500	/	1,391,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYERCHAK MATTHEW C ETAL/TRS
Owner 2:	MAYERCHAK-GLASSMAN REVOCABLE
Owner 3:	TRUST
Street 1:	21 EVERETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALBANO COSMO & DIANE -
Owner 2:	-
Street 1:	21 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2693 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	936,700		454,800	1,391,500
Total Card	0.114	936,700		454,800	1,391,500
Total Parcel	0.114	936,700		454,800	1,391,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.66 | /Parcel: 516.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
19189			10/31/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 028.0-0001-0015.0

!2326!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	551,000	0	4,950.	454,800	1,005,800	1,005,800	Year End Roll	12/18/2019
2019	104	FV	409,900	0	4,950.	483,200	893,100	893,100	Year End Roll	1/3/2019
2018	104	FV	409,900	0	4,950.	352,500	762,400	762,400	Year End Roll	12/20/2017
2017	104	FV	384,000	0	4,950.	307,000	691,000	691,000	Year End Roll	1/3/2017
2016	104	FV	384,000	0	4,950.	261,500	645,500	645,500	Year End	1/4/2016
2015	104	FV	341,300	0	4,950.	255,800	597,100	597,100	Year End Roll	12/11/2014
2014	104	FV	341,300	0	4,950.	210,300	551,600	551,600	Year End Roll	12/16/2013
2013	104	FV	355,500	0	4,950.	200,100	555,600	555,600		12/13/2012

PRINT

Date	Time
12/10/20	17:45:56

LAST REV

Date	Time
10/22/20	10:04:46

danam

USER DEFINED

Prior Id # 1:	19189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2326

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALBANO COSMO &	70996-259		5/11/2018	Change>Sale	1,250,000	No	No		
	13943-526		4/11/1980			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	807	Window/S	52,000	C				
4/11/2019	505	Insulate	4,400	C				
4/11/2019	506	Insulate	8,100	C				
11/20/2018	1751	Heat App	19,000	C				
11/20/2018	1752	Heat App	19,000	C				
10/22/2018	1567	Addition	418,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	Permit Visit	DGM	D Mann
4/9/2019	SQ Returned	JO	Jenny O
10/31/2018	MEAS&NOTICE	HS	Hanne S
3/7/2009	Meas/Inspect	197	PATRIOT
4/1/2000	Inspected	264	PATRIOT
2/16/2000	Measured	270	PATRIOT
8/26/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

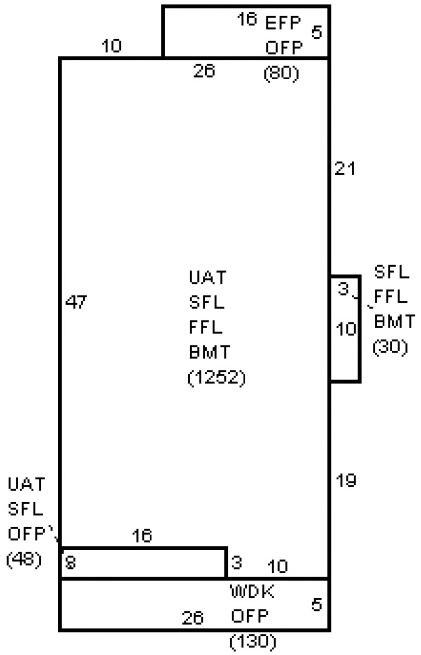
OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	2	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05199075
Const Adj.:	1.48485160
Adj $ / SQ:	265.549
Other Features:	126445
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	981872
Depreciation:	45166
Depreciated Total:	936706

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	265.55
Special Features:	0	Val/Su Net:	199.85
Final Total:	936700	Val/Su SzAd	358.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,330	265.550	353,180
BMT	Basement	1,282	79.660	102,130
FFL	First Floor	1,282	265.550	340,433
UAT	Upper Attic	325	126.140	40,994
OFP	Open Porch	258	34.000	8,771
WDK	Deck	130	20.330	2,643
EFP	Enclos Porch	80	90.960	7,277

Net Sketched Area:	4,687			Total:	855,428
Size Ad	2612	Gross Are	5662	FinArea	2693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

028.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	96	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc